

STAFF REPORT TO COUNCIL

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DATE: July 21, 2025

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning and Development

SUBJECT: Zoning Bylaw Amendment Application No. RZ100851 (Bylaw No. 9568, 2025)

APPLICANT: Raymond Guy Raby and Daniela Sinclair

LOCATION: 3556 Willowdale Drive

ATTACHMENT(S): Location and Existing Zoning Map
Appendix "A" to Bylaw No. 9568
Supporting Documents:

- Rationale Letter

RECOMMENDATION(S):

That Council GIVES FIRST THREE READINGS of "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9568, 2025"

PURPOSE:

The applicant has applied to rezone 3556 Willowdale Drive (subject property) from RS1: Suburban Residential to RM1: Multiple Residential to facilitate a "Community Care Facility, Major" use for a daycare for more than 12 persons. The proposed daycare would be implemented within the existing single detached house located on the subject property. Further details are outlined in the rationale letter attached as a supporting document to this report.

Site Characteristics

Location	3556 Willowdale Drive
Legal Description	Lot 3, District Lot 4047, Cariboo District, Plan 17033
Current Use	Residential
Site Area	0.12 ha (0.29 ac)
Future Land Use Designation	Neighbourhood Residential
Growth Management Class	Infill
Servicing	City services available

Zoning (see Appendix "A" to Bylaw No. 9568)

Current Zoning	RS1: Suburban Residential
Proposed Zoning	RM1: Multiple Residential

Surrounding Land Use Table

North	Residential
South	Willowdale Drive; Residential
East	Residential
West	Residential

Relevant Applications

Business Licence No. 00082831: The applicant currently holds a business licence for a daycare for 37 persons located at 2 - 556 North Nechako Road at the Parkhill Center. Should this rezoning be approved, the applicant will be required to apply for a relocation to move the business to the subject property located at 3556 Willowdale Drive, and apply to Northern Health Authority for a new license.

STRATEGIC PRIORITIES:

This application is consistent with Council's Strategic Priority for "Economic Diversity and Growth" and the myPG goals for social development.

POLICY / REGULATORY ANALYSIS:

Official Community Plan

Future Land Use

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the Official Community Plan No. 8383, 2011. Community facilities are encouraged in Neighbourhood areas, when the facility is similar in size and scale to the neighbourhood form and character to maintain compatibility with the surrounding neighbourhood (OCP Policy 8.3.53). Community Facilities are also encouraged within each neighbourhood by the OCP to provide a mix of employment opportunities (OCP Policy 5.1.5). As the proposed "Community Care Facility, Major" use will be implemented within the existing single detached dwelling on the subject property, it is seen to be compatible with the existing neighbourhood.

Administration supports the proposed "Community Care Facility, Major" use as it meets the intent of the Neighbourhood Residential designation and is in line with the OCP's policy of creating employment opportunities within each neighbourhood.

Growth Management

The subject property is designated as "Infill" in Schedule B-4: Growth Management of the OCP. This designation encourages the utilization of vacant sites and redevelopment of existing serviced lands (OCP Policy 8.1.11). Growth should be encouraged within these areas (OCP Policy 8.1.1). This application will encourage further utilization of existing serviced lands to create an amenity for the neighbourhood.

Administration supports this application, as it is consistent with the Future Land Use and Growth Management policy direction identified by the OCP.

Zoning Bylaw

The subject property is zoned RS1: Suburban Residential. The intent of the RS1 zone is to foster a suburban lifestyle on properties larger than 845 m². The zone also provides for complimentary residential related uses that are compatible with the residential character of the area, including the "Community Care Facility, Minor" use, which may include daycare for no more than 12 persons.

As the applicant is proposing daycare for more than 12 persons, the “Community Care Facility, Minor” use does not apply. A “Community Care Facility, Major” use is required for any daycare for more than 12 persons.

To accommodate a “Community Care Facility, Major” use, which may include daycare for 13 or more persons, the applicant is proposing to rezone the subject property from RS1 to RM1: Multiple Residential. The intent of the RM1 zone is to provide for row housing and apartments with no more than six (6) units in a building, and a maximum density of 30 dwellings per hectare. The proposed RM1 zone permits a variety of multiple residential housing options as well as “Community Care Facility, Major”. Administration has recommended and supported this zone previously for other “Community Care Facility, Major” uses on sites that were two-unit or single residential zones. The RM1 zone is seen to be appropriate for the area and in line with similar applications supported previously.

The RS1 and RM1 zones are compared in Table 1 below:

Table 1: Zoning Comparison of RS1 and RM1

Regulations	RS1: Urban Residential	RM1: Multiple Residential
Principal Uses	<ul style="list-style-type: none"> • Community Care Facility, Minor • Housing, Apartment • Housing, Four-Plex • Housing, Row • Housing, Single Detached • Housing, Stacked Row • Housing, Two-Unit 	<ul style="list-style-type: none"> • Community Care Facility, Major • Community Care Facility, Minor • Housing, Apartment • Housing, Four-Plex • Housing, Row • Housing, Single Detached • Housing, Stacked Row • Housing, Two-Unit
Secondary Uses	<ul style="list-style-type: none"> • Bed & Breakfast • Home Business 1 & 2 • Home Business 3 Only In HBO • Secondary Dwelling • Secondary Suite 	<ul style="list-style-type: none"> • Bed & Breakfast Only In Single Detached And Two-Unit Housing • Home Business 1 • Home Business 2 Only In Single Detached And Two-Unit Housing • Secondary Suite
Density	4 dwellings	30 dwellings/ha
Min. Lot Width	20.0 m	15.0 m
Min. Lot Area	845.0 m ²	500.0 m ²
Site Coverage	30%	45%
Max. Height	10.0 m	10.0 m
Max. Storeys	2.5	2.5
Min. Front Yard Setback	4.5 m	4.5 m
Min. Interior Side Yard Setback	1.2 m	1.2 m
Min. Exterior Side Yard Setback	3.0 m	3.0 m
Min. Rear Yard Setback	6.0 m	6.0 m

As the applicant does not intend to subdivide and there is an existing single detached dwelling on the subject property, the only meaningful difference between the RS1 and RM1 zones is that the RM1 zone includes a “Community Care Facility, Major” use. Further to this, the yard of the subject is screened from the properties to the north and east by vegetation and fencing.

Should Council support this application, the RM1 zone would permit a maximum of four (4) units on the subject property. This is based on the size of the lot, and the RM1 density regulations. This is also comparable to the density permit under the Small Scale Multi-Unit Housing on the surrounding residential properties.

As outlined in the rationale letter attached as a supporting document, traffic to the site is expected between 7:00-9:00 am and 2:30-5:00 pm, with no more than 8 families at a time. Parking is available for pick-up and drop-off both off-street in the driveway and on-street in front of the property.

At the business license stage, Northern Health Authority regulations would determine the number of children that could be cared for on the site.

Administration supports the application for the reasons outlined in this report.

OTHER CONSIDERATIONS:

Referrals

This application was referred to internal City divisions and external agencies for comments. There are no outstanding comments or concerns with this application.

Property Title

A review of the legal title of the subject property indicated no City owned encumbrances or restrictions that would affect this application.

Northern Health Authority

As a condition of business license issuance, approval from Northern Health Authority is required for the proposed daycare use. Northern Health Authority reviews the number of persons in care, age of persons in care, and required number of staff.

Business Licence

Should this application be approved, the applicant will be required to apply for a business licence to permit a "Community Care Facility", Major" operation on the subject property. Parking will be reviewed again at this stage based on number of persons in care approved by Northern Health. Prior to business licence issuance, a code analysis will be required as well as any improvements identified within the code analysis.

Statutory Notification and Public Consultation

In accordance with section 464(2) of the *Local Government Act*, a public hearing regarding this application will not be held as the proposed bylaw is consistent with the "City of Prince George Official Community Plan Bylaw No. 8383, 2011." As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 9423, 2023", in advance of First and Second Reading of the proposed bylaw, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests in property may be affected by this application.

Members of the public wanting to provide comment on the application may submit written correspondence to Council. As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 9423, 2023", the City of Prince George will mail or otherwise deliver a public notice to property owners and tenants whose interests may be affected by this application. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time the application is being considered. Submissions received after the Council meeting agenda has been published will be provided to Council as a handout on the day of the Council meeting for consideration during deliberations on the application.

ALTERNATIVES:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9568, 2025 be approved.

SUMMARY AND CONCLUSION:

The applicant is proposing to rezone the subject property from RS1: Suburban Residential to RM1: Multiple Residential to permit a "Community Care Facility, Major" use, as shown on Appendix "A" to Bylaw No. 9568. Administration recommends that Council support the application for the reasons outlined in this report.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Keone Gourlay

APPROVED:

Walter Babicz, City Manager

Meeting Date: 2025/09/17